DUS Context - 1970s vs Today
DUS Modern Day Timeline

2001
RTD ACQUIRES DUS
August 2001 RTD acquires site in accordance with IGA between RTD, CCD, CDOT and DRCOG

2002-4
MASTER PLANNING
April 2002 Partner Agencies initiated master planning process
3-year public process with 96-member Advisory Committee
September 2004 Vision Plan approved by four Partner Agencies establishing transit and development programs
September 2004 DUS rezoned T-MU 30

2005-6
DEVELOPER SELECTION
18 month process of national significance
Developer RFQ June 2005
11 teams submit
RFP Part 1, February 2006
5 teams submit
RFP Part 2, July 2006
Developer Interviews, August 2006
Public Presentations, September 2006

2007
DESIGN REFINEMENT
USNC team studied alternative configurations
Transit Solution developed and priced
15% Conceptual Plans prepared
Master Plan amended to reflect new solution
EIS advances

2008
PRELIMINARY ENG.
Design Team prepared 30% Preliminary Engineering
EIS completed
ROD issued October 2008
DUSPA created
DDA created, TIF district established
DUS Met Districts created

Milestones
Nov. 2004
FasTracks approved by voters

Nov. 2006
USNC Selected as Master Developer, team included SOM, AECOM, and Kiewit

Nov. 2007
Revised solution & target budget established

Dec. 2008
PE complete Start D/B Negotiations
DUS Modern Day Timeline

2009
CONTRACTOR NTP

DUSPA issued Limited Notice to Proceed to Kiewit under D/B contract
Design progresses to 60% and 90%
Construction pricing validated
Preliminary field work begins

2010
CONSTRUCTION

DUSPA issued Full Notice to Proceed
Phase 1 major excavation and construction begin
Final financing package complete
USNC closes on first two private development land parcels

2011
CONSTRUCTION

Phase 1 construction continues
Amtrak temporary relocation
West half of underground bus facility will be complete
16th Street and Chestnut Street open
LRT relocated and open
Mall Shuttle extended

2012-14
CONSTRUCTION

Phase 2 construction
Underground bus facility constructed from Wewatta to DUS
DUS renovations
Commuter rail facility constructed
All remaining streets and utilities constructed
Public plazas constructed

Milestones

July 2010
Federal loans closed

2011
New LRT station opens

June 2014
DUS Multimodal construction complete
DUS Transit Improvements

- Mall Shuttle Extension
- Light Rail Terminal
- Bus Terminal
- Commuter Rail
- Historic Station
- Wynkoop Plaza

Primary Boundary for “DUS” 19.5-ac
A Public-Private Partnership

**PUBLIC**

- **FEDERAL & STATE**
- **RTD**
- **DDA** Denver Downtown Development Authority
- **DUS METRO DISTRICT**

**PRIVATE**

- **USNC** Union Station Neighborhood Company
  - Master Developer
  - Participate in management of transit and public infrastructure project

**DUSPA** Denver Union Station Project Authority

- **DRCOG** 1 member
- **CDOT** 2 members
- **RTD** 2 members
- **CCD** 6 members
- **Metro District** 1 member

Owner’s Representative: Trammell Crow Company

**DESIGN-BUILD CONTRACT**

- **Kiewit** Transportation/Public Infrastructure Contractor
- **AECOM** Transportation Infrastructure Engineer
- **SOM** Skidmore, Owings, and Merrill, LLP
  - Master Plan & Transit Architect
- **Hargreaves Associates** Landscape Architect

- **USNC**
- **Union Station Neighborhood Company**
  - **Master Developer**
  - **Private land and vertical developer of DUS sites**
  - **Participate in management of transit and public infrastructure project**

- **Design, Construction, and Operation of Private Buildings developed on DUS site**
Role of Master Developer

- Agreement: USNC purchased 6 parcels from RTD for fixed prices by specific dates
  - Funds from land sales were contributed to the project for public realm upgrades, planning, and historic building rehab

- Purchased land and development rights, facilitated private vertical development

- Provided coordination between and integration of development and transportation infrastructure
Project Budget and Funding Sources

Project Budget: $484 Million

11 Funding Sources

- PNRS (CDOT)
- 5309 (FTA)
- SB1 (CDOT)
- TIP (DRCOG)
- ARRA (FTA)
- ARRA (DRCOG/FT)
- Fastracks
- RRIF (FRA)
- TIFIA (FTA)
- LAND SALES
- FASTER (CDOT)
The Historic Building

• Union Station Alliance (USA) won right to develop building through a separate RFP process in 2011

• USA has 99 yr lease of building and is responsible for all capital maintenance; RTD also gets share of revenues

• Development program - 112-room Crawford hotel; 18K retail on ground floor

• Main train hall is public space w/ 24/7 activation
Value Capture Boundaries

- Denver Union Station
- Former Market St. Bus Station

Legend:
- DDA
- DUS Metro District
- DUS Site
## Private Development – Plan vs Reality

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<thead>
<tr>
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<tbody>
<tr>
<td></td>
<td>Projected Lo – Hi Absorption</td>
<td>Actual Lo – Hi Absorption*</td>
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<tr>
<td>Office</td>
<td>418,000 - 628,000 SF</td>
<td>1,967,000SF</td>
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<tr>
<td>Retail</td>
<td>193,000 - 245,000 SF</td>
<td>399,000 – 420,000SF</td>
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<tr>
<td><strong>Commercial Subtotal</strong></td>
<td><strong>611,000 - 823,000 SF</strong></td>
<td><strong>2,366,000- 2,387,000 SF</strong></td>
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<tr>
<td>Hotel</td>
<td>0</td>
<td>706 rooms</td>
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<tr>
<td>Residential</td>
<td>1,520 - 1,930 Units</td>
<td>2,808 Units</td>
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</tbody>
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*Projects constructed, under construction or under city review (all built by 2018)
Images of Historic Building
Images of Commuter Rail Station
Images of Underground Bus Facility
Images of Light Rail Station
Questions?

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